Expires 10/10/07.

Development Control – Delegated Officer Report

Application Number: ADC/0503/07 **Recommendation – Permit Application**

Site: **63 Wembley Avenue Lancing West Sussex BN15 9JY**

Proposal: **Flat roof single storey extension to rear (demolish existing)**

The Application

The application site is an end-of-terrace house located on the east side of Wembley Avenue, Lancing. It is bounded by the terrace to the north and semi-detached houses to the south, set at a slight angle. The property features a small lean-to addition across the rear elevation with a large garage at the far end of the garden backing onto an access track.
This application seeks permission to remove the lean-to and build a flat roofed extension in its place that will sit on both boundaries with an overall width of 5.3 metres, a depth of 3.3 metres, and a height of 3 metres. Doors will be located on the rear and southern elevations with a further window to the rear.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1
Development Control Standard No 3: Extensions and Alterations to Dwellings.

Planning Assessment

The main planning concern with this application is the impact the extension will have on neighbouring amenity.

The extension will sit on both north and south boundaries to a depth of 3.3 metres, within the maximum 3.5 metres stated as being acceptable by the DC standard. The adjoining northern house features a lean-to conservatory addition with a depth of 2.2 metres on the boundary which will further lessen any impact on this property. This boundary is formulated of 1.5 metre fencing.
To the south, the angled semi-detached house features a rear extension of identical depth to the proposed that extends to touch the shared boundary. The product of this proposal will therefore be two rear additions that taper from 1 metre at the rear building line to 0.1 metres at the boundary. As there are no openings on the neighbouring extension, there is no possibility of overlooking as yet. However, as it was constructed under permitted development, openings could be easily introduced in the future so the proposed door should therefore be obscurely glazed as a matter of caution. This would also serve to provide additional security.
To the rear a good sized garden area will remain with no privacy concerns to the flats sited beyond the rear garage.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (materials to match existing)
3. C18Ci: '...The door in the south side...' (door to be obscurely glazed)
4. C18Eiv: '...in the north ~~and~~ or south walls...' (no openings to be formed)

Case Officer:.....

Date: 14/9/07